



Order Filed on October 18, 2018  
by Clerk U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

FORMAN HOLT  
66 Route 17 North, First Floor  
Paramus, NJ 07652  
Telephone: (201) 845-1000  
Facsimile: (201) 655-6650  
Proposed Attorneys for Charles M. Forman,  
Chapter 7 Trustee  
Kim R. Lynch (KL-5866)  
[klynch@formanlaw.com](mailto:klynch@formanlaw.com)

In Re:

MARK ANTHONY ANDREOTTIS, II a/k/a MARK  
ANDREOTTI d/b/a PRAETORIAN INVESTOR  
SERVICES,

Debtor.

Chapter: 7

Case No.: 17-15603 (JKS)

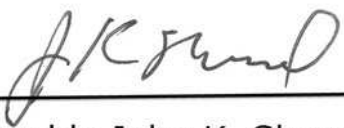
Hearing Date: October 16, 2018

Hearing Time: 10:00 a.m.

**ORDER AUTHORIZING TRUSTEE TO SELL REAL PROPERTY FREE  
AND CLEAR OF ALL LIENS, CLAIMS, INTERESTS AND ENCUMBRANCES  
PURSUANT TO 11 U.S.C. §363 (b) and (f) AND THE INTEREST OF CO-OWNER  
PURUSANT TO 11 U.S.C. §363(h)**

The relief set forth on the following page, numbered two (2) through four (4) be and hereby  
is **ORDERED**.

**DATED: October 18, 2018**

  
\_\_\_\_\_  
Honorable John K. Sherwood  
United States Bankruptcy Court

Page 2

Debtor: Mark Anthony Andreottis, II a/k/a Mark Andreotti d/b/a Praetorian Investor Services  
Case No. 17-15603(JKS)  
Caption: Order Authorizing Trustee to Sell Real Property Free and Clear of All Liens, Claims, Interests and Encumbrances Pursuant to 11 U.S.C. §363 (b) and (f) and Interest of Co-Owner Pursuant to 11 U.S.C. §363(h)

**THIS MATTER**, having been opened to the Court upon the motion of Charles M. Forman (the “Trustee”), chapter 7 trustee of Mark Anthony Andreottis a/k/a Mark Andreotti d/b/a Praetorian Investor Services (the “Debtor”), through his attorneys, Forman Holt, for entry of an Order Authorizing Trustee to Sell Estate’s Interest in Real Property pursuant to 11 U.S.C. §§ 363(b) and (f) and 11 U.S.C. §363(h) to Kevin Murphy and Katia Montresor (“Buyers”) for Five Hundred Eight Thousand (\$580,000) Dollars (the “Motion”); and the Court having reviewed the pleadings submitted and written and oral objections, if any; and based upon the record established during the course of this case and counsels’ argument at the hearing, the Court finds that:

A. The Court has jurisdiction over this matter pursuant to 28 U.S.C. §§157 and 1334, and this matter is a core proceeding pursuant to 28 U.S.C. § 157(b)(2)(A), (N) and (O). Venue of this case and this matter in this district is proper under 28 U.S.C. §§ 1408 and 1409.

B. As evidenced by the Certification of Service filed with the Court, proper, timely, adequate and sufficient notice of the Motion has been provided in accordance with Rule 2002 of the Federal Rules of Bankruptcy Procedure.

C. The Trustee has satisfied the applicable criteria of 11 U.S.C. §363(b) and (f) and Bankruptcy Rules 2002 and 6004 and therefore, the sale of the Property as contemplated in the Motion is determined to be appropriate.

D. The consideration paid by Buyer is (i) fair and reasonable; (ii) the highest and best offer for the Property and (iii) constitutes reasonable equivalent value and fair consideration.

Page 3

Debtor: Mark Anthony Andreottis, II a/k/a Mark Andreotti d/b/a Praetorian Investor Services

Case No. 17-15603(JKS)

Caption: Order Authorizing Trustee to Sell Real Property Free and Clear of All Liens, Claims, Interests and Encumbrances Pursuant to 11 U.S.C. §363 (b) and (f) and Interest of Co-Owner Pursuant to 11 U.S.C. §363(h)

F. The sale of the Property to Buyer reflects the exercise of the Trustee's sound business judgment and a proper exercise of the Trustee's fiduciary duties.

G. Buyers are good faith purchasers for value.

**THEREFORE, IT IS ORDERED AS FOLLOWS:**

1. All objections to the Motion or to the sale of the Property to Buyer that have not been withdrawn, waived or settled are overruled on the merits.

2. The terms and conditions of the Contract<sup>1</sup> are approved in all respects.

3. The Trustee is authorized, directed and empowered to sell the Property to Buyers pursuant to 11 U.S.C. § 363(b) and to take all measures and further actions as may reasonably be required consistent with this Order for the purpose of effecting the proposed sale.

4. The Property shall be transferred to Buyers free and clear of all liens, claims, interests and encumbrances with valid liens, claims, interests and encumbrances to attach to proceeds to the extent of available funds.

5. The Property shall also be transferred free and clear of the interest of Melissa Couch Andreotti and the Trustee is authorized to sell the interest of Melissa Couch Andreotti in the Property pursuant to 11 U.S.C. §363(h). The Trustee is authorized to sign all documents on behalf of Melissa Couch Andreotti necessary and appropriate to transfer title to the Buyers as contemplated herein.

6. Except as set forth herein, the estate's interest in the Property is sold "AS IS and

---

<sup>1</sup> Capitalized terms not otherwise defined herein shall have the same meaning as in the Trustee's Certification submitted in support of the Motion.

Page 4

Debtor: Mark Anthony Andreottis, II a/k/a Mark Andreotti d/b/a Praetorian Investor Services

Case No. 17-15603(JKS)

Caption: Order Authorizing Trustee to Sell Real Property Free and Clear of All Liens, Claims, Interests and Encumbrances Pursuant to 11 U.S.C. §363 (b) and (f) and Interest of Co-Owner Pursuant to 11 U.S.C. §363(h)

WHERE IS” and shall remain subject to all recorded and enforceable easements, rights of way, permissive and restrictive covenants, and pursuant to the Master Deed for 811 Willow Avenue Condominiums dated June 13, 2003 and recorded on June 13, 2003 in the Office of the Register of Hudson County at Deed Book 07068, page 00096, *et seq.* as the same may have been lawfully amended.

7. Buyers are good faith purchasers for value entitled to the protections afforded under 11 U.S.C. §363(m).

8. The court retains exclusive jurisdiction to enforce and implement this order and to resolve any disputes, controversies or claims arising out of or relating to this order or the contract.

9. All filing and recording officers are directed to accept, file and record all instruments of transfer to be filed and recorded pursuant to and in accordance with this order.

10. PNC Bank shall be entitled to \$78,000 from the proceeds of sale of the Property, with such amount being in full and final satisfaction of the PNC Mortgage.

11. The Condo Association shall be paid an amount equal to six-months’ association fees at closing and shall be reimbursed \$700 for expenses related to the Property. Any deficiency owed to the Condo Association shall be treated as a timely filed general unsecured, non-priority claim.

12. The stay provided for under Rule 6004(h) of the Federal Rules of Bankruptcy Procedure is hereby waived.

## Imaged Certificate of Notice Page 5 of 10

United States Bankruptcy Court  
District of New JerseyIn re:  
Mark Anthony Andreottis, II  
DebtorCase No. 17-15603-JKS  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903Page 1 of 6  
Total Noticed: 3

Date Rcvd: Oct 19, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 21, 2018.

db	+Mark Anthony Andreottis, II,	USP Lewisburg,	Post Office Box 1000,
	Lewisburg, PA 17837-1000		
aty	+Forman Holt,	66 route 17 North, First Fl,	Paramus, NJ 07652-2672
aty	+McCabe Weisberg& Conway. PC,	216 Haddon Avenue Suite 600,	Westmont, NJ 08108-2814

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 21, 2018

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 19, 2018 at the address(es) listed below:

Aleisha Candace Jennings	on behalf of Appraiser	A. Atkins Appraisal Corp. ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Auctioneer	AJ Willner Auctions LLC ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Creditor	New Jersey Title Insurance Company
ajennings@rasflaw.com		
Aleisha Candace Jennings	on behalf of Auctioneer	A.J. Willner Auctions, LLC
ajennings@rasflaw.com		
Aleisha Candace Jennings	on behalf of Trustee	Charles M. Forman ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Creditor	Ditech Financial LLC ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Debtor	Mark Anthony Andreottis, II ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Creditor	OCWEN LOAN SERVICING LLC ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Creditor	811 Willow Ave Condo Assoc.
ajennings@rasflaw.com		
Aleisha Candace Jennings	on behalf of Creditor	DITECH FINANCIAL ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Creditor	Travelers Insurance Co. ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of U.S. Trustee	United States Trustee ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Creditor	Ditech Financial LLC fka Green Tree Servicing LLC ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of U.S. Trustee	U.S. Trustee ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Attorney	Maciag Law, LLC ajennings@rasflaw.com
Aleisha Candace Jennings	on behalf of Appraiser	A. Atkins Appraisal Company
ajennings@rasflaw.com		
Aleisha Candace Jennings	on behalf of Creditor	Kearny Bank ajennings@rasflaw.com
Alexandra T. Garcia	on behalf of U.S. Trustee	United States Trustee NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com		
Alexandra T. Garcia	on behalf of Creditor	DITECH FINANCIAL NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com		
Alexandra T. Garcia	on behalf of Debtor	Mark Anthony Andreottis, II NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com		
Alexandra T. Garcia	on behalf of Auctioneer	AJ Willner Auctions LLC NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com		
Alexandra T. Garcia	on behalf of Trustee	Charles M. Forman NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com		
Alexandra T. Garcia	on behalf of Creditor	OCWEN LOAN SERVICING LLC NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com		
Alexandra T. Garcia	on behalf of Attorney	Maciag Law, LLC NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com		
Alexandra T. Garcia	on behalf of Creditor	Ditech Financial LLC fka Green Tree Servicing LLC NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com		
Alexandra T. Garcia	on behalf of U.S. Trustee	U.S. Trustee NJECFMAIL@mwc-law.com,
nj-ecfmail@ecf.courtdrive.com		

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 2 of 6  
Total Noticed: 3

Date Rcvd: Oct 19, 2018

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Alexandra T. Garcia on behalf of Auctioneer A.J. Willner Auctions, LLC NJECFMAIL@mwclaw.com,  
nj-ecfmail@ecf.courtdrive.com  
Alexandra T. Garcia on behalf of Creditor New Jersey Title Insurance Company  
NJECFMAIL@mwclaw.com, nj-ecfmail@ecf.courtdrive.com  
Alexandra T. Garcia on behalf of Appraiser A. Atkins Appraisal Company NJECFMAIL@mwclaw.com,  
nj-ecfmail@ecf.courtdrive.com  
Alexandra T. Garcia on behalf of Creditor Kearny Bank NJECFMAIL@mwclaw.com,  
nj-ecfmail@ecf.courtdrive.com  
Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC NJECFMAIL@mwclaw.com,  
nj-ecfmail@ecf.courtdrive.com  
Alexandra T. Garcia on behalf of Creditor Travelers Insurance Co. NJECFMAIL@mwclaw.com,  
nj-ecfmail@ecf.courtdrive.com  
Alexandra T. Garcia on behalf of Appraiser A. Atkins Appraisal Corp. NJECFMAIL@mwclaw.com,  
nj-ecfmail@ecf.courtdrive.com  
Alexandra T. Garcia on behalf of Creditor 811 Willow Ave Condo Assoc. NJECFMAIL@mwclaw.com,  
nj-ecfmail@ecf.courtdrive.com  
Andrew L. Spivack on behalf of Creditor New Jersey Title Insurance Company nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Appraiser A. Atkins Appraisal Company nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Creditor OCWEN LOAN SERVICING LLC nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Creditor Kearny Bank nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Debtor Mark Anthony Andreottis, II nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Trustee Charles M. Forman nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Appraiser A. Atkins Appraisal Corp. nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Attorney Maciag Law, LLC nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of U.S. Trustee United States Trustee nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Creditor 811 Willow Ave Condo Assoc. nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Creditor Travelers Insurance Co. nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Auctioneer A.J. Willner Auctions LLC nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of U.S. Trustee U.S. Trustee nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Auctioneer A.J. Willner Auctions, LLC nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com  
Andrew L. Spivack on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com  
Carrie J. Boyle on behalf of Debtor Mark Anthony Andreottis, II cboyle@b-vlaw.com,  
civitullo@b-vlaw.com; cjbefcf@gmail.com; kgresh@mpadlaw.com; tegner@mpadlaw.com; djamison@mpadlaw.com; l  
wood@mpadlaw.com; cgetz@mpadlaw.com; carrie.boyle@comcast.net; J.CR73128@notify.bestcase.com  
Charles M. Forman on behalf of Debtor Mark Anthony Andreottis, II cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
cforman@formanlaw.com, lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Creditor OCWEN LOAN SERVICING LLC cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman cforman@formanlaw.com, lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Auctioneer A.J. Willner Auctions, LLC cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Creditor Ditech Financial LLC cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Trustee Charles M. Forman cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of U.S. Trustee U.S. Trustee cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Creditor 811 Willow Ave Condo Assoc. cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Auctioneer A.J. Willner Auctions LLC cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Appraiser A. Atkins Appraisal Company cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Creditor Kearny Bank cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Creditor New Jersey Title Insurance Company  
cforman@formanlaw.com, lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Creditor DITECH FINANCIAL cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Creditor Travelers Insurance Co. cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Attorney Maciag Law, LLC cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of Appraiser A. Atkins Appraisal Corp. cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
Charles M. Forman on behalf of U.S. Trustee United States Trustee cforman@formanlaw.com,  
lcapasso@formanlaw.com; cforman@iq7technology.com  
David J. Finkler on behalf of Auctioneer A.J. Willner Auctions, LLC  
DFinkler.LawDJF@verizon.net  
David J. Finkler on behalf of Trustee Charles M. Forman DFinkler.LawDJF@verizon.net  
David J. Finkler on behalf of Creditor OCWEN LOAN SERVICING LLC DFinkler.LawDJF@verizon.net  
David J. Finkler on behalf of Creditor Kearny Bank DFinkler.LawDJF@verizon.net

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 3 of 6  
Total Noticed: 3

Date Rcvd: Oct 19, 2018

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

David J. Finkler	on behalf of Creditor	New Jersey Title Insurance Company DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of Creditor	DITECH FINANCIAL DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of U.S. Trustee	U.S. Trustee DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of Auctioneer	AJ Willner Auctions LLC DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of U.S. Trustee	United States Trustee DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of Attorney	Maciag Law, LLC DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of Creditor	Ditech Financial LLC fka Green Tree Servicing LLC DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of Creditor	Ditech Financial LLC DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of Debtor Mark	Anthony Andreottis, II DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of Creditor	811 Willow Ave Condo Assoc. DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of Creditor	Travelers Insurance Co. DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of Appraiser	A. Atkins Appraisal Company DFinkler.LawDJF@verizon.net
David J. Finkler	on behalf of Appraiser	A. Atkins Appraisal Corp. DFinkler.LawDJF@verizon.net
Denise E. Carlon	on behalf of Creditor	DITECH FINANCIAL dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Debtor Mark	Anthony Andreottis, II dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor	Kearny Bank dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor	OCWEN LOAN SERVICING LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor	811 Willow Ave Condo Assoc. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Auctioneer	A.J. Willner Auctions, LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor	New Jersey Title Insurance Company dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Appraiser	A. Atkins Appraisal Corp. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor	Ditech Financial LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor	PNC Bank NA dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Trustee	Charles M. Forman dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Attorney	Maciag Law, LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor	Travelers Insurance Co. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of U.S. Trustee	United States Trustee dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Appraiser	A. Atkins Appraisal Company dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of U.S. Trustee	U.S. Trustee dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Defendant	PNC Bank dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor	Ditech Financial LLC fka Green Tree Servicing LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Auctioneer	AJ Willner Auctions LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Eamonn O'Hagan	on behalf of Defendant	The United States of America eamonn.ohagan@usdoj.gov
Jennifer D. Gould	on behalf of Creditor	811 Willow Ave Condo Assoc. jgould@stark-stark.com, mdepietro@stark-stark.com
Jonathan C. Schwalb	on behalf of Creditor	SN Servicing Corporation bankruptcy@friedmanvartolo.com
Kim R. Lynch	on behalf of Auctioneer	AJ Willner Auctions LLC klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Creditor	Ditech Financial LLC fka Green Tree Servicing LLC klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Creditor	Travelers Insurance Co. klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Debtor Mark	Anthony Andreottis, II klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Creditor	811 Willow Ave Condo Assoc. klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Creditor	Ditech Financial LLC klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Creditor	Kearny Bank klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Appraiser	A. Atkins Appraisal Company klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Creditor	OCWEN LOAN SERVICING LLC klynch@formanlaw.com, kanema@formanlaw.com
Kim R. Lynch	on behalf of Creditor	DITECH FINANCIAL klynch@formanlaw.com, kanema@formanlaw.com

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 4 of 6  
Total Noticed: 3

Date Rcvd: Oct 19, 2018

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Kim R. Lynch on behalf of Appraiser A.Atkins Appraisal Corp. klynch@formanlaw.com, kanema@formanlaw.com  
Kim R. Lynch on behalf of U.S. Trustee U.S. Trustee klynch@formanlaw.com, kanema@formanlaw.com  
Kim R. Lynch on behalf of U.S. Trustee United States Trustee klynch@formanlaw.com, kanema@formanlaw.com  
Kim R. Lynch on behalf of Attorney Maciag Law, LLC klynch@formanlaw.com, kanema@formanlaw.com  
Kim R. Lynch on behalf of Plaintiff Charles M. Forman, as Chapter 7 Trustee klynch@formanlaw.com, kanema@formanlaw.com  
Kim R. Lynch on behalf of Creditor New Jersey Title Insurance Company klynch@formanlaw.com, kanema@formanlaw.com  
Kim R. Lynch on behalf of Trustee Charles M. Forman klynch@formanlaw.com, kanema@formanlaw.com  
Kim R. Lynch on behalf of Auctioneer A.J. Willner Auctions, LLC klynch@formanlaw.com, kanema@formanlaw.com  
Laura M. Egerman on behalf of Creditor DITECH FINANCIAL bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Auctioneer A.J. Willner Auctions, LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Auctioneer AJ Willner Auctions LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of U.S. Trustee United States Trustee bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Appraiser A. Atkins Appraisal Company bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of U.S. Trustee U.S. Trustee bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Creditor OCWEN LOAN SERVICING LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Appraiser A.Atkins Appraisal Corp. bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Creditor Kearny Bank bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Creditor New Jersey Title Insurance Company bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Creditor 811 Willow Ave Condo Assoc. bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Attorney Maciag Law, LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Creditor Travelers Insurance Co. bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Debtor Mark Anthony Andreottis, II bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Laura M. Egerman on behalf of Trustee Charles M. Forman bkyecf@rasflaw.com, bkyecf@rasflaw.com;legerman@rasnj.com  
Meaghan Tuohey on behalf of Appraiser A. Atkins Appraisal Company meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Creditor DITECH FINANCIAL meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Attorney Maciag Law, LLC meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of U.S. Trustee United States Trustee meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Debtor Mark Anthony Andreottis, II meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Creditor Travelers Insurance Co. meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Auctioneer A.J. Willner Auctions, LLC meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Creditor 811 Willow Ave Condo Assoc. meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Appraiser A.Atkins Appraisal Corp. meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of U.S. Trustee U.S. Trustee meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Creditor OCWEN LOAN SERVICING LLC meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Creditor Kearny Bank meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Trustee Charles M. Forman meaghan@2eklaw.com, G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Creditor New Jersey Title Insurance Company meaghan@2eklaw.com, G19176@notify.cincompass.com



District/off: 0312-2

User: admin  
Form ID: pdf903

Page 5 of 6  
Total Noticed: 3

Date Rcvd: Oct 19, 2018

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Meaghan Tuohey on behalf of Auctioneer AJ Willner Auctions LLC meaghan@2eklaw.com,  
G19176@notify.cincompass.com  
Meaghan Tuohey on behalf of Creditor Ditech Financial LLC meaghan@2eklaw.com,  
G19176@notify.cincompass.com  
Michael A. Artis on behalf of Attorney Maciag Law, LLC michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Creditor 811 Willow Ave Condo Assoc. michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Creditor Ditech Financial LLC michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Auctioneer A.J. Willner Auctions, LLC michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of U.S. Trustee United States Trustee michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Creditor DITECH FINANCIAL michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Trustee Charles M. Forman michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Appraiser A. Atkins Appraisal Corp. michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Creditor Travelers Insurance Co. michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Creditor Kearny Bank michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Debtor Mark Anthony Andreottis, II michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Creditor OCWEN LOAN SERVICING LLC michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Auctioneer AJ Willner Auctions LLC michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Creditor New Jersey Title Insurance Company  
michael.a.artis@usdoj.gov  
Michael A. Artis on behalf of Appraiser A. Atkins Appraisal Company michael.a.artis@usdoj.gov  
Miriam Rosenblatt on behalf of Attorney Maciag Law, LLC bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Auctioneer A.J. Willner Auctions, LLC bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of U.S. Trustee United States Trustee bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Creditor Travelers Insurance Co. bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Appraiser A. Atkins Appraisal Corp. bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Trustee Charles M. Forman bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Appraiser A. Atkins Appraisal Company bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Creditor OCWEN LOAN SERVICING LLC bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Debtor Mark Anthony Andreottis, II bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Creditor New Jersey Title Insurance Company  
bkyecf@rasflaw.com, mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Auctioneer AJ Willner Auctions LLC bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Creditor DITECH FINANCIAL bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
bkyecf@rasflaw.com, mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of U.S. Trustee U.S. Trustee bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Creditor 811 Willow Ave Condo Assoc. bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Miriam Rosenblatt on behalf of Creditor Kearny Bank bkyecf@rasflaw.com,  
mrosenblatt@rasflaw.com  
Mitchell Malzberg on behalf of Interested Party Katia Montresor mmalzberg@mjmaltzbergglaw.com,  
dlapham@mjmaltzbergglaw.com  
Mitchell Malzberg on behalf of Interested Party Kevin Murphy mmalzberg@mjmaltzbergglaw.com,  
dlapham@mjmaltzbergglaw.com  
Murphy Durkin on behalf of U.S. Trustee U.S. Trustee maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Creditor OCWEN LOAN SERVICING LLC maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Appraiser A. Atkins Appraisal Company maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Trustee Charles M. Forman maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Creditor Travelers Insurance Co. maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Creditor Kearny Bank maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Creditor DITECH FINANCIAL maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Auctioneer A.J. Willner Auctions, LLC maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Creditor New Jersey Title Insurance Company  
maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Debtor Mark Anthony Andreottis, II maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Creditor 811 Willow Ave Condo Assoc. maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Attorney Maciag Law, LLC maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Auctioneer AJ Willner Auctions LLC maresta@durkinlawfirm.com  
Murphy Durkin on behalf of Creditor Ditech Financial LLC maresta@durkinlawfirm.com

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 6 of 6  
Total Noticed: 3

Date Rcvd: Oct 19, 2018

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Murphy Durkin on behalf of Appraiser A. Atkins Appraisal Corp. maresta@durkinlawfirm.com  
Murphy Durkin on behalf of U.S. Trustee United States Trustee maresta@durkinlawfirm.com  
Nicholas V. Rogers on behalf of Auctioneer A.J. Willner Auctions, LLC nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Appraiser A. Atkins Appraisal Corp. nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of U.S. Trustee U.S. Trustee nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor Travelers Insurance Co. nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor Kearny Bank nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Appraiser A. Atkins Appraisal Company nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of U.S. Trustee United States Trustee nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Auctioneer AJ Willner Auctions LLC nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor 811 Willow Ave Condo Assoc. nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor OCWEN LOAN SERVICING LLC nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Attorney Maciag Law, LLC nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Debtor Mark Anthony Andreottis, II nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor New Jersey Title Insurance Company  
nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Trustee Charles M. Forman nj.bkecf@fedphe.com  
Scott Aaron Levin on behalf of Defendant Travelers Casualty and Surety of America, Inc.,  
Assignee of Five Star Funding LLC slevin@mdmlaw.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
United States Trustee USTPRegion03.NE.ECF@usdoj.gov  
William J. Levant on behalf of Debtor Mark Anthony Andreottis, II efile.wjl@kaplaw.com  
William J. Levant on behalf of Creditor 811 Willow Ave Condo Assoc. efile.wjl@kaplaw.com  
William J. Levant on behalf of Plaintiff CATIC Title Insurance Company efile.wjl@kaplaw.com  
William J. Levant on behalf of Creditor New Jersey Title Insurance Company  
efile.wjl@kaplaw.com  
William J. Levant on behalf of Creditor DITECH FINANCIAL efile.wjl@kaplaw.com  
William J. Levant on behalf of U.S. Trustee U.S. Trustee efile.wjl@kaplaw.com  
William J. Levant on behalf of Appraiser A. Atkins Appraisal Corp. efile.wjl@kaplaw.com  
William J. Levant on behalf of Defendant New Jersey Title Insurance Company  
efile.wjl@kaplaw.com  
William J. Levant on behalf of Appraiser A. Atkins Appraisal Company efile.wjl@kaplaw.com  
William J. Levant on behalf of Auctioneer A.J. Willner Auctions, LLC efile.wjl@kaplaw.com  
William J. Levant on behalf of Creditor Travelers Insurance Co. efile.wjl@kaplaw.com  
William J. Levant on behalf of U.S. Trustee United States Trustee efile.wjl@kaplaw.com  
William J. Levant on behalf of Attorney Maciag Law, LLC efile.wjl@kaplaw.com  
William J. Levant on behalf of Creditor Ditech Financial LLC efile.wjl@kaplaw.com  
William J. Levant on behalf of Auctioneer AJ Willner Auctions LLC efile.wjl@kaplaw.com  
William J. Levant on behalf of Creditor Kearny Bank efile.wjl@kaplaw.com  
William J. Levant on behalf of Trustee Charles M. Forman efile.wjl@kaplaw.com  
William J. Levant on behalf of Creditor OCWEN LOAN SERVICING LLC efile.wjl@kaplaw.com  
William J. Levant on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
efile.wjl@kaplaw.com

TOTAL: 253